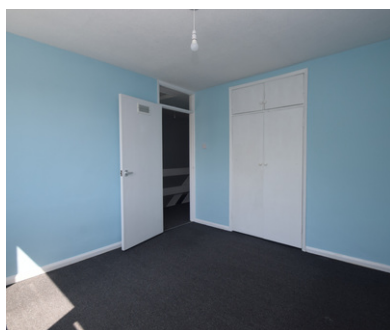


# Bychoice

ESTATE AGENTS



Brett Green, Upper Layham

£1,250

# Property Summary

A well-presented three-bedroom home situated in the sought-after village of Upper Layham. The property offers spacious and practical accommodation throughout, benefiting from both front and rear gardens, a single garage, and off-road parking. Ideally located within easy reach of local amenities and surrounding countryside.

- Available end of June
- 3 Bedrooms
- Kitchen/diner
- Village location
- Single garage
- Off road parking



## THE PROPERTY

This attractive three-bedroom family home offers spacious and versatile accommodation in a desirable residential location. With well-maintained front and rear gardens, a garage, and an allocated parking space, this property is ideal for families or professionals seeking comfort and convenience.

Step through the welcoming porch into a bright entrance hall, complete with a convenient downstairs WC. The front-facing living room provides a cosy yet spacious area for relaxation. To the rear, you'll find a modern open-plan kitchen/diner — a fantastic space for both everyday family life and entertaining. A handy storage cupboard is also accessible from the hall.

Upstairs, there are three well-proportioned bedrooms. The main and second bedrooms each benefit from built-in wardrobes, while the third bedroom offers flexibility as a child's room, guest space, or home office. A contemporary family bathroom and additional airing cupboard complete the upper level.

The property enjoys a pleasant front garden and a generous rear garden, perfect for outdoor dining, gardening, or play. A private garage and an allocated parking space add further practicality.

This well-presented home is located close to local schools, shops, and transport links, making it a superb choice for comfortable family living.

## THE LOCATION

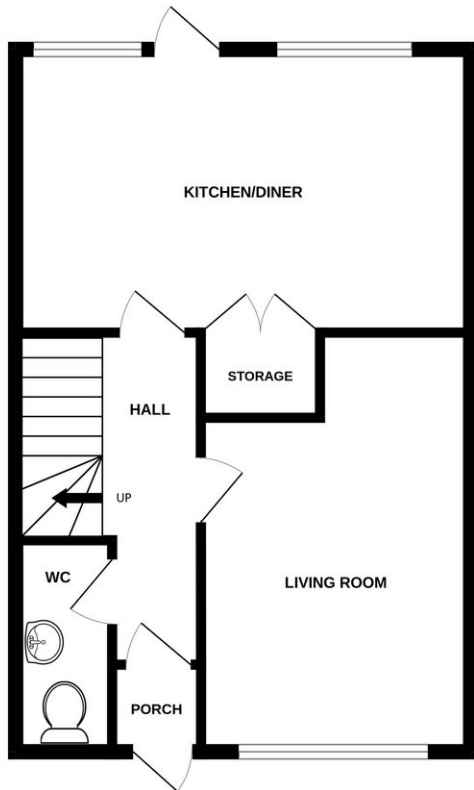
Upper Layham is a picturesque village nestled in the heart of the Suffolk countryside, offering a tranquil lifestyle enriched by natural beauty and a strong sense of community. Situated just a short distance from the market town of Hadleigh and approximately 10 miles from Ipswich, Upper Layham combines rural charm with convenient access to urban amenities.

Upper Layham offers essential amenities, including a village shop and post office. For dining, The Queen's Head pub provides traditional British fare in a cozy setting. Additionally, The Marquis, a beautifully restored 17th-century inn, offers fine dining with panoramic views of the Brett Valley and features a boutique hotel and spa.

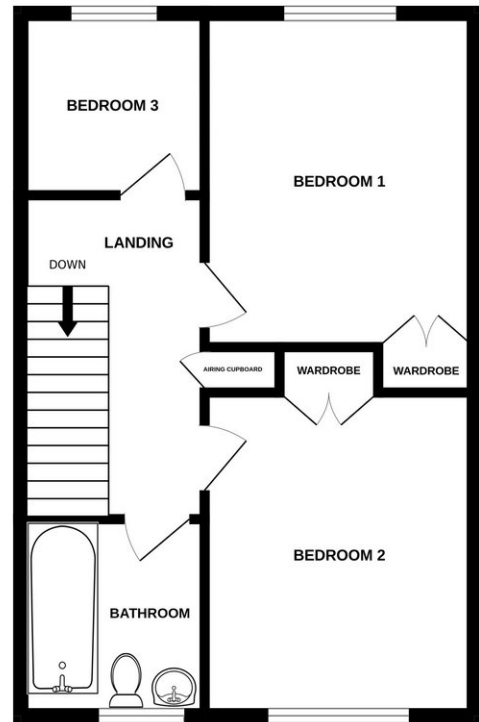
The location provides easy access to a range of attractions, including the historic towns of Ipswich and Colchester. The village's proximity to these towns allows residents to enjoy cultural events, shopping, and dining experiences while returning to the peace of rural life.



GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

### Additional Information

**Council Tax Band: B**

**Local Authority: Babergh District Council**

**Post Code: IP7 5LX**

**Viewings by appointment only**

**Tel: 01787 468408**

**Email: [lettings@bychoice.co.uk](mailto:lettings@bychoice.co.uk)**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.